



To: BOS_Legislative Assistants, cr_board_clerk Clerk Recorder/ClerkRec/COSLO@Wings,
Cc:
Bcc:
Subject: Fw: Comments for Agenda Item #32 (DRC2014-00030) 656 Santa Lucia, L.O.
From: Board of Supervisors/BOS/COSLO - Friday 05/01/2015 03:38 PM
Sent by: Cytasha Campa/BOS/COSLO

----- Forwarded by Cytasha Campa/BOS/COSLO on 05/01/2015 03:38 PM -----

From: Marie Smith <mailmarie@charter.net>
To: Board of Supervisors <boardofsuprs@co.slo.ca.us>,
Date: 05/01/2015 03:37 PM
Subject: Comments for Agenda Item #32 (DRC2014-00030)

Please make this email part of the county record for Agenda item #32 in the May 5th Board of Supervisors' meeting and **Please forward this email to each Supervisor today! Thank you!**

Dear Board of Supervisors,

I have spent a lot of time evaluating 656 Santa Lucia as a possible vacation rental. Since my concerns were not fully addressed as promised, I am requesting that you verbally address them at your May 5th meeting. I am going to send this email today instead of talking at that meeting. This will give you more time to evaluate my concerns. The words in italics below are from the county documents.

Thank you in advance for considering my thoughts!

Marie Smith

, LO residence for 33 years.

For details please see your Agenda Packet, in particular Attachment 6 - Petitions, letters and comments from interested parties. There are several communications from me. One of them actually has the wrong address on it, 672 Santa Lucia, because I wasn't aware that there were 2 vacation rentals proposed: one on each side of the length of a home! **Imagine having a motel atmosphere located on each side of your home, only 10 feet away!** And the effect of a constant turnover of strangers in your neighborhood. Having this happen is unbelievable in what has been designated as a small scale residential neighborhood (tract 40).

1. Please notice that the noise restriction does not protect the next door neighbor whose home is 10 feet away, or the wildlife/birds in the estuary!

"Loud and unreasonable noise shall be evaluated through field observations by a County Sheriff, County Code Enforcement or other official personnel, based upon a threshold of noise disturbance related to the residential vacation rental use that is audible from a distance of 50 feet from the property lines of the rental property."

2. . Please notice that the parking restriction to help control the number of people who

can use this house is not complete: It does not say how many cars the driveway can contain. For this particular case it is a combination of an extra long driveway, plus a two car parking spot, and a two car garage: my estimate = 9 cars! And this information doesn't include how many people are in each car or how many can walk in.

Having more people use this area than a typical homeowner's daily use will affect the quality of life in the neighborhood and the National Estuary and in this point in time, especially due to the drought, our water!

"All parking associated with the residential vacation rental shall be entirely on-site, in a garage, driveway or otherwise out of the roadway. Tenants of the vacation rental shall not use on-street parking at any time."

"number of parking spaces proposed: 4 + driveway"

3. Please notice that there is no mention of screening of occupants for the safety of the neighbors and community. Vacation rentals are now advertised worldwide on the internet! i.e. Megan's law can be checked for actual renters or homeowners who live on the property and who are then responsible for their guests.

In a residential neighborhood, good neighbors can depend on each other: we know each other!

4. Please notice that the location of this proposed vacation rental structure is not only physically nearer to the Estuary than typical but is also located on the side of the Peninsula which has a wetland, and serves as a quiet habitat for birds and wildlife.

a. required educational booklet: In the last section of this vacation booklet, which is supposed to protect the Estuary, including the wetlands, the birds and the wildlife, the occupants should be instructed about not disturbing the birds on the shoreline or walking on the wetlands. (Instead they are encouraged to use the stairs to access the bay for a walk.) Please read the booklet page below.

b. stairs leading down to the wetlands with 2 boats tied there: The boats tied at the bottom of the stairs should be removed from this sensitive wetland area. Boating should be from approved public boating accesses.

c. The use of stairs leading down to the wetlands and Estuary shoreline is inappropriate for vacationers : reference staff report sections below;

my comment: Even though the physical residence structure has not been modified, the potential increase of users of this sensitive area of the Estuary is high, especially with stairs coming from the residence. This will affect not only the shoreline habitats, including the wetland, but also disturb the birds who are resting, eating and just trying to survive. This particular wetland area is less traveled than the other two sides of the Peninsula and should remain so, a bird sanctuary especially during the hunting season. **Properly designed public access is available at several nearby locations on this Peninsula, so use of these hillside stairs by vacationers is not necessary.**

a further note: Use of these stairs as a owner residence changes into a different category when it becomes a vacation rental, for transients. Verification shows by the vacation rental taxes! And when seen as a

vacation accommodation: typical use of the stairs would increase.

AND we must also consider, because **access approaches disturb the shoreline birds**, how many accesses should be located on the Peninsula: **there is already an access located near this house**, just a few doors away, at the end of 3rd street.

Staff report for 12/19/15 meeting when addressing the wetlands in this area:

Section 23.07.172 – Wetlands: Development proposed within or adjacent to a wetland area shall satisfy the requirements of this section.

Staff Comments: The project does will not result in any new development or physical changes to the exterior or footprint of the existing residence; therefore, it is consistent with this requirement.

Environmentally Sensitive Habitats:

Policy 7:

Coastal wetlands are recognized as environmentally sensitive habitat areas. The natural ecological functioning and productivity of wetlands and estuaries shall be protected, preserved and where feasible, restored.

Staff Comments: This project complies with this policy because the project has been conditioned to include a rental tenant education in the form of an informational pamphlet or similar educational material that recognizes and identifies what individuals can do to minimize their impact to the environmentally sensitive habitat areas adjacent to the property.

page 4 of the required "**educational** pamphlet" !

In conclusion, I believe that if this residence becomes a vacation rental, as currently proposed, it will affect the character of the neighborhood and the survival of the wildlife and birds who depend on this sensitive shoreline of our fragile National Estuary. These concerns are further magnified by the fact that there is another vacation rental in this location, only 50 feet away! Therefore I urge you to please evaluate this vacation rental application very carefully!

Again, thank you for your consideration of my thoughts!

Marie Smith

LO residence for 33 years.